

Noranda, 98 Camboon Road

MULTIPLE OFFERS RECEIVED!

Proudly presented by Edward Lim...

Let's be honest - size does matter, and this double-storey beauty proves it! Prepare to be wowed by this spacious and gracious home that's as charming as it is roomy.

Nestled in the heart of the highly sought-after Noranda suburb, this original 1981 brick-and-tile gem sits on a generous 700m2 block with R25 zoning. With 4 large bedrooms, 2 roomy bathrooms, and a grand formal dining and lounge area that opens to a delightful front verandah, this home offers endless space for everyone. The well-appointed kitchen, brimming with bench and cupboard space, overlooks a cosy meals area, while the enormous games room with high ceilings, built-in bar, and reverse cycle air conditioning is perfect for hosting epic get-togethers.

Step outside, and the fun continues! With not one, but TWO outdoor entertaining areas,



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4 2 3

For Sale

** LOW \$1M's ++

View

ljhooker.com.au/5F2TFFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au

**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

you'll have plenty of space to host barbecues, birthday parties, or just enjoy a lazy afternoon in the sun. Plus, there's a big powered workshop, a garden shed for all your tools, and a double lockup garage to keep your cars secure.

You'll be just a short stroll away from lush local parks, convenient shopping, Morley Senior High School, and public transport - including the upcoming Noranda Train Station. Everything you need is right at your doorstep!

So, what's in store for you?

- * Year Built: 1981 | Green Title Block Size: 700m2 with Build Up Area: app. 302m2 (R25 Zoning)
- * 4 bedrooms, 2 bathrooms double story original home with a powered workshop
- * Solid brick and tile construction
- * Heaps of potential to make it your own
- * Spacious & well-proportioned living spaces for comfortable living
- * An open plan kitchen
- * Roomy bedrooms
- * Off street parking (for up to 3 vehicles)
- * Generous size rear and front lawn area
- * NBN ready (FTTP)
- * Estimated rental \$830-\$850/week, it's a savvy investment!

Outgoings:

- * Council Rates: app. \$2,266.96 (FY 2024 - 2025)
- * Water Rates: app. \$1,315.32 (FY 2023 - 2024)

This is your golden ticket to securing a family haven for the next 20 years. Don't let this rare opportunity pass you by! Homes like this are in high demand and won't last long. For more details contact Edward Lim on 0408 929 655.

* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations *

More About this Property

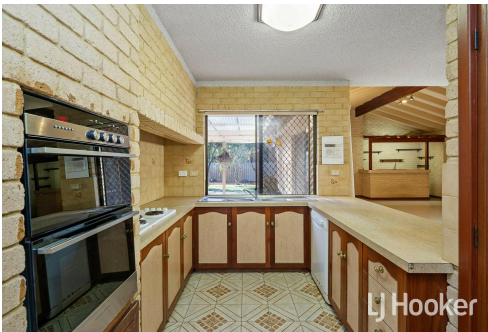
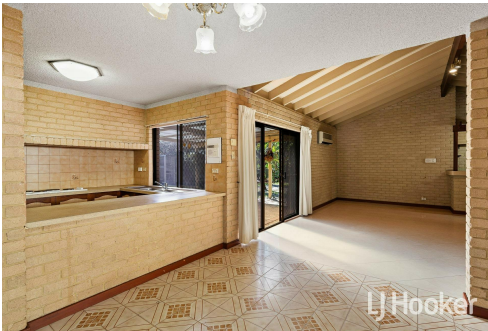
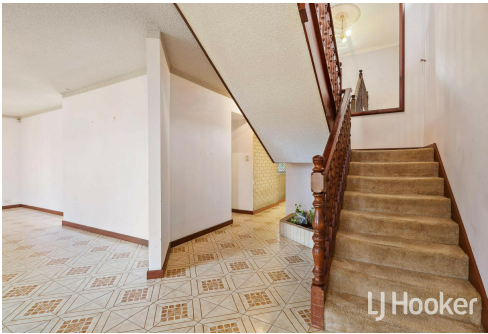
Property ID	5F2TFFB
Property Type	House
Land Area	700 m ²
Including	Balcony Secure Parking Fully Fenced

Edward Lim 0408 929 655
Sales Consultant | edward.lim@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777
288 Albany Highway, VICTORIA PARK WA 6100
victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777